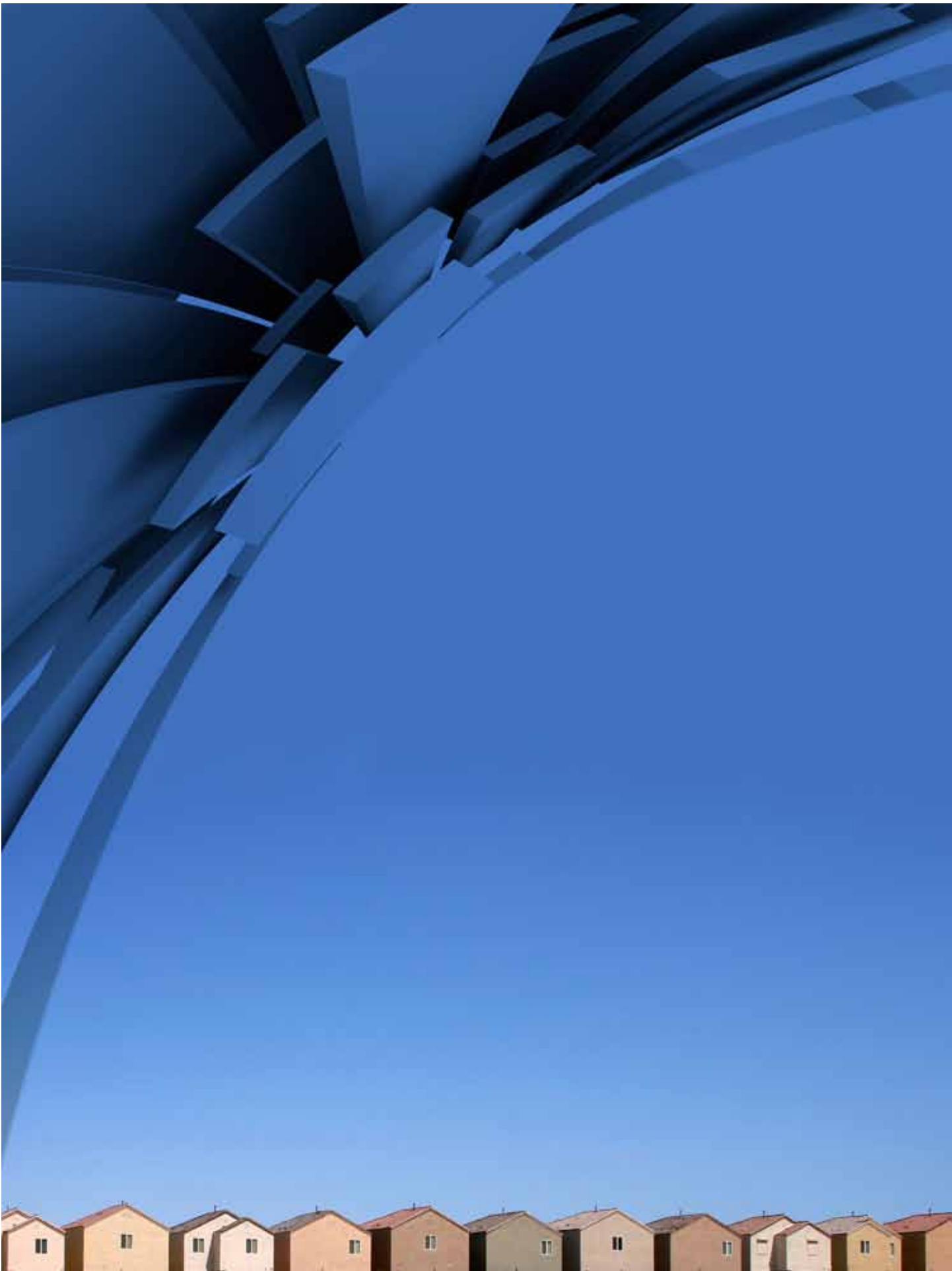


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# CITY OF LAS VEGAS NEIGHBORHOOD DEVELOPMENT 2012





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“ **While housing prices in Las Vegas have come down over the past five years, unemployment has risen sharply - far exceeding the national average - and the foreclosure crisis has damaged many families’ credit ratings. Las Vegas is expected to see another 100,000 foreclosures over the next five years. The need for affordable housing, both ownership and rental, for families with middle and low incomes continues to increase.** ”

~Tim Whitright, Manager  
Neighborhood Development Division  
Economic and Urban Development Department  
City of Las Vegas



## About the Neighborhood Development Division

The Neighborhood Development Division (NDD) is part of the city of Las Vegas Economic and Urban Development Department. NDD employees oversee and manage local, state and federal grants used to provide public services, develop communal facilities and support affordable housing for Las Vegas families with low incomes. The majority of grants are received from the U.S. Department of Housing and Urban Development. These grants are used for homeless services and shelter, senior nutrition, rent assistance and new construction of affordable housing and community centers, to name a few. Housing services provided by NDD roughly break down into three main areas: new multifamily and single-family construction, housing rehabilitation and the Neighborhood Stabilization Program.

### New Multifamily and Single-Family Construction

The Neighborhood Development Division administers U.S. Department of Housing and Urban Development, Nevada Housing Division and city of Las Vegas redevelopment set-aside funds to support production of quality affordable homes for local low-income (up to 80 percent of median income) and very low-income (50 percent or less of median income) households.

### Rehabilitation

Federal and state grant funds are used for the preservation and improvement of existing affordable housing. Rehabilitation monies provide safety and energy-efficient improvements to existing housing that improves the quality of life and reduces energy costs for low-income households in our area.

### Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) uses funds from the U.S. Department of Housing and Urban Development to address the negative impact of abandoned and foreclosed properties on communities with the greatest need. Las Vegas has led the nation in the rate of residential foreclosures for the last five years. Through the NSP, homes are acquired and rehabilitated for sale or lease to individuals that meet certain eligibility requirements.







# **NEW CONSTRUCTION**

**-MULTIFAMILY SENIOR HOUSING-**



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## DECATUR PINES SENIOR APARTMENTS

**Address:** 6741 N. Decatur Blvd.

**Developer:** Nevada H.A.N.D., Inc.

**Project Cost:** \$12,110,000

**City Investment:** \$1,125,000

**Completed:** February 2010

**Contact Number:** 702.410.2739

### Description:

This complex consists of 66 one-bedroom and nine two-bedroom apartment homes. Decatur Pines Senior Apartments provides a host of amenities specifically designed with seniors in mind. These include an elevator, small library and reading areas, computer room, lighted walking paths, transportation to scheduled activities and a laundry room on each floor with free use for residents. The recreation building offers residents the benefits of a beauty salon, theatre, exercise room, pool and spa. Available to income-qualifying seniors ages 55 and older.



## ETHEL M. ROBINSON SENIOR APARTMENTS

**Address:** 1327 H St.

**Developer:** Community Development  
Programs Center of  
Nevada

**Project Cost:** \$9,205,466

**City Investment:** \$1,908,788

**Completed:** December 2011

**Contact Number:** 702.834.6565

### Description:

These senior apartment homes offer 38 one-bedroom, 850-square-foot units within three single-story buildings. Each unit has ceiling fans, ceramic tile, vertical blinds, built-in microwave, washer and dryer hookups, walk-in closets and covered patios. Picnic areas and a community room are also part of the available amenities. Available to income-qualifying seniors age 55 or older.





## MCKNIGHT SENIOR APARTMENTS - PHASE III

**Address:** 651 McKnight St.

**Developer:** Silver State Housing

**Project Cost:** \$4,524,596

**City Investment:** \$997,204

**Completed:** June 2011

**Contact Number:** 702.380.0666

### Description:

This development offers 24 two-bedroom, 978-square-foot, ADA-accessible and adaptable units in a four-story building. Each unit has a patio/balcony, covered parking, full kitchen with pantry, microwave, dishwasher, refrigerator, electric oven, washer/dryer hook-up, security system and reversible ceiling fans. The development features Energy Star conservation construction and green building, a 7000-square-foot clubhouse with a full kitchen, computer/business center, internet access, billiard room, piano bar, laundry room, media room/library, health room, craft room, fitness center, solar-heated pool and outdoor spa. Seniors with qualifying income who are at least 55 years of age may live here.



## SILVERSKY AT DEER SPRINGS

**Address:** 6741 N. Decatur Blvd., Bldg. 3

**Developer:** Nevada H.A.N.D., Inc.

**Project Cost:** \$15,212,209

**City Investment:** \$500,000 (land)

**Completed:** January 2011

**Contact Number:** 702.462.7700

### Description:

Silver Sky is a 90-unit assisted living facility that offers a host of amenities designed for seniors. To promote wellness and social interaction, the common areas include a full-service dining room and commercial-grade kitchen, recreation room, lounges, medical exam room, beauty shop, commercial laundry rooms, movie theatre, country store, secure grounds, courtyards and porches. Residents are provided with an assortment of on-site services, including three meals served daily, transportation, recreational activities and assistance with personal needs. Open to seniors with qualifying income, who are at least 55 years of age.



### A word from Donna Booth, current resident:

Donna Booth had developed severe pain in her spine, requiring an operation and hospital stay to recuperate. While recuperating, she dreamed of returning home, a dream her son and daughter realized wasn't possible. So they began looking into other living arrangements. Once they came to Deer Springs, they looked no further, Booth reported.

“My son said he kept looking for something wrong and couldn't find anything. They moved me in, decorating my apartment as close as possible to how my house had been. I have my Persian cat, Macho, with me. The caregivers are great; they make me feel safe. I have a housekeeper, a French chef and a formal dining room – it's like being in an upscale hotel. What's not to like?”





## WESTCLIFF PINES SENIOR APARTMENTS

**Address:** 8206 Silver Sky Drive

**Developer:** Nevada H.A.N.D., Inc.

**Project Cost:** \$6,943,588

**City Investment:** \$1.5 million

**Completed:** August 2010

**Contact Number:** 702.410.2739

### Description:

These apartment homes were built for active senior citizens. This development consists of 40 units with patios/balconies and exterior storage in one two-story building with interior corridors. These units consist of 36 one-bedroom, 702-square-foot dwellings and four two-bedroom, 923-square-foot dwellings. Amenities include a weight/exercise room, computer lab, library, beauty salon and a recreation area. Available to income-qualifying seniors at least 55 years of age.





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# **NEW CONSTRUCTION**

**-MULTIFAMILY FAMILY HOUSING-**



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## SARANN KNIGHT (SAK)

**Address:** 1327 H St.

**Developer:** Community Development  
Programs Center of Nevada

**Project Cost:** \$14,021,472

**City Investment:** \$2,510,000

**Completed:** December 2009

**Contact Number:** 702.538.9031

### Description:

SAK apartments offer 82 two-bedroom, two-bath units at 1,100 square feet in a courtyard design. The courtyard is visible from all units, providing a safe place for children to play. For energy efficiency and durability, each unit contains a tankless water heater and tile floors. Each apartment has ceiling fans, microwaves, walk-in closets and covered patios/balconies. Common area amenities include picnic tables, a children's play area, workout facilities, computer room, large gathering room and a laundry facility on each floor. This facility is open to families with a low household income.



## SKYVIEW PINES MULTIFAMILY HOUSING

**Address:** 21 W. Owens Ave.

**Developer:** Nevada H.A.N.D., Inc.

**Project Cost:** \$17,785,673

**City Investment:** \$500,000

**Completion:** July 2011

**Contact Number:** 702.410.2761

### Description:

This development offers 144 dwellings, which include 96 one-bedroom, 748-square-foot units and 48 two-bedroom, 1,018-square-foot units in five three-story, garden-style apartment buildings. Amenities include an exercise/fitness center, a pool and spa, a community room with kitchen and a dog run. This family development is gated to provide additional safety for the children living there. These units are provided to families with very low household income.







# NEW CONSTRUCTION

-SINGLE FAMILY-





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## VEGAS HEIGHTS SINGLE-FAMILY HOMES

**Address:** Nine houses: six on Miller Avenue, two on Hart Avenue and one on Lawry Avenue

**Developer:** Habitat for Humanity

**Project Cost:** \$1,264,377

**City Investment:** \$457,780

**Completed:** Four houses were completed in October 2011. The others are expected to be finished in March 2012.

**Contact Number:** 702.638.6477

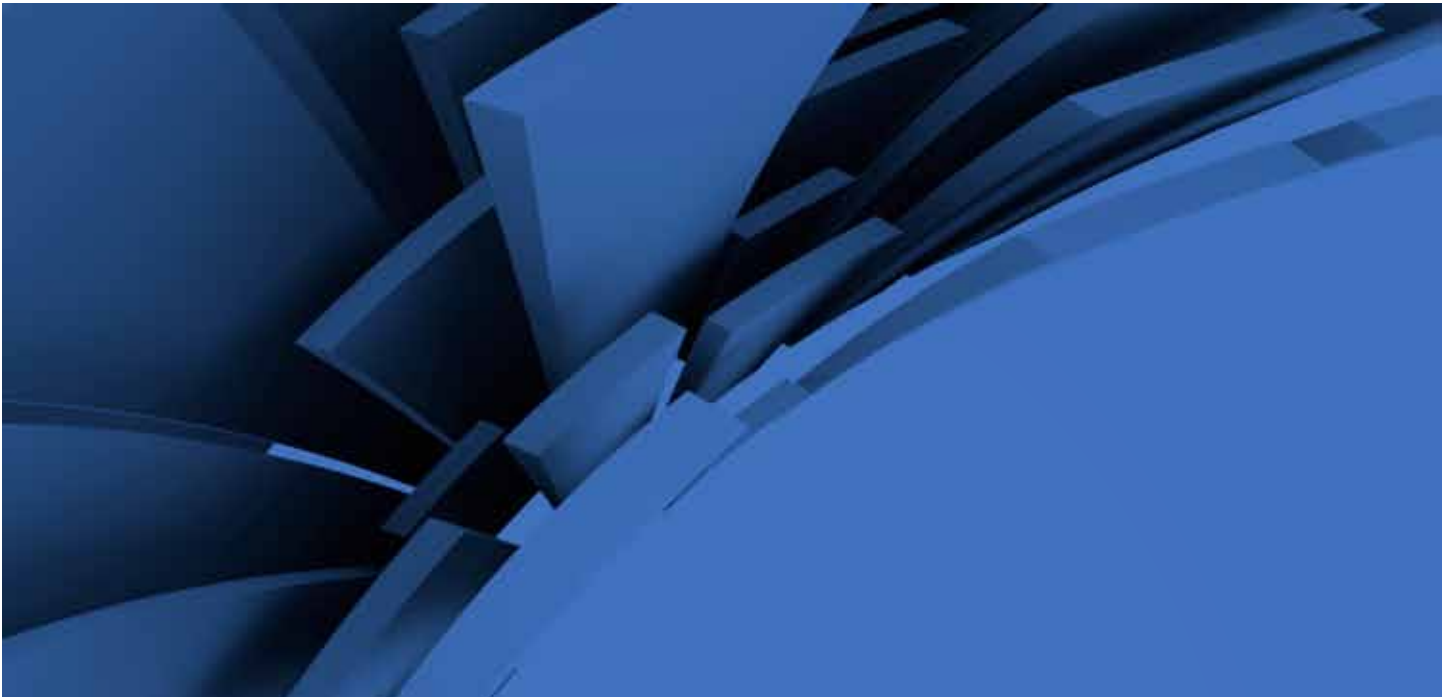
### Description:

These are 1,250-square-foot, single-family homes with three bedrooms, two bathrooms and a one-car garage. The homes are/will be “water smart,” Energy Star-rated, and undergo the LEED sustainable certification process as established by the U.S. Green Buildings Council. These houses are built for families with a low household income.



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# REHABILITATION

-MULTIFAMILY-



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## CEDAR VILLAGE SUSTAINABILITY PROJECT

**Address:** 2850 E. Cedar Ave.

**Developer:** PacifiCap, Inc.

**Project Cost:** \$295,896

**City Investment:** \$290,896

**Completed:** October 2011

**Contact Number:** 702.382.1680

### Description:

Cedar Village Apartments offer 154 units; these include 16 one-bedroom, 64 two-bedroom and 74 three-bedroom dwellings. The project site includes playgrounds, laundry facilities, a community room and swimming pool. Cedar Village was built in 1984. This sustainability project involved installing 16 new energy- efficient boilers and 226 air-conditioning units. Upgrades will nearly double the energy efficiency of each unit and reduce energy costs to residents by 33 - 43 percent. Available to families with a low household income.





## STELLA FLEMING TOWERS REHABILITATION PROJECT

**Address:** 400 Brush St.

**Developer:** NCWB, Inc.

**Project Cost:** \$1,959,390

**City Investment:** \$333,840

**Completed:** December 2011

**Contact Number:** 702. 878.5398

### Description:

Built in 1981, Stella Fleming Towers is a 115-unit, four-story apartment building in the Charleston Heights neighborhood. Common area amenities include a large community room, library, exercise room, computer center and laundry facility. This rehabilitation project helped to extend the life of these buildings and increase energy efficiency. Rehab work included replacing heaters, air-conditioning units, windows, doors, flooring, cabinets and countertops.

Seniors age 62 or older with qualifying household income may reside here.





# **NEIGHBORHOOD STABILIZATION PROGRAM**

**-ACQUISITION / REHABILITATION / RESALE-**



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## NSP ACQUISITION AND RESALE

**Address:** Blue Shadow Street

**Developer:** N/A

**Purchase Price:** \$191,808

**Rehab Cost:** \$4,044

**Completion:** May 2010

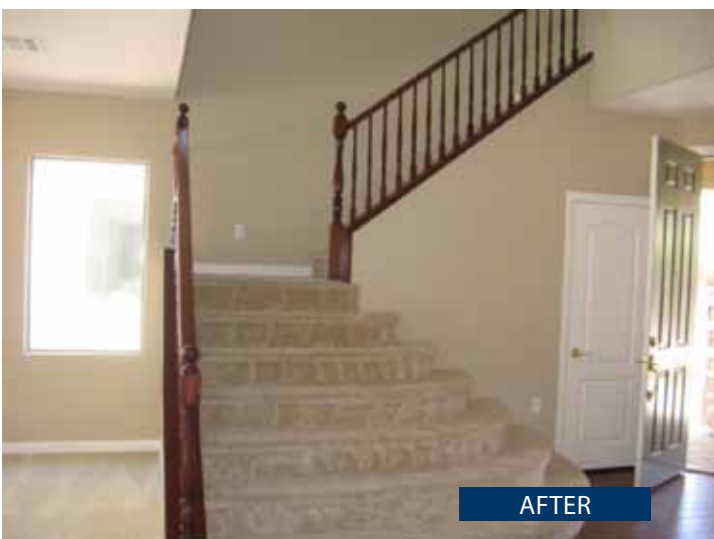
### Description:

Rehabilitation was done on this 2,793-square-foot, four-bedroom, three-bath home built in 2005. The family that purchased this home had damaged credit prior to homebuyer education classes. They heeded the advice of counselors and repaired their credit rating. Within four months, they were able to buy this large family home where they will be able to raise their six children.



“The purpose of the Neighborhood Stabilization Program isn't necessarily to make things look pretty. It's about supplying quality construction and energy-efficiency.”

~Sarah Branson, Housing Rehabilitation Specialist  
Neighborhood Development Division  
City of Las Vegas



## NSP ACQUISITION AND RESALE

**Address:** Cross Creek Way

**Developer:** N/A

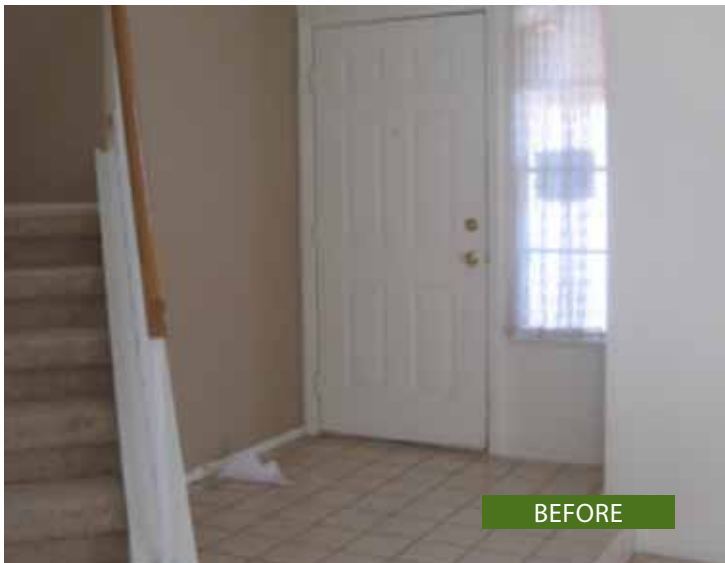
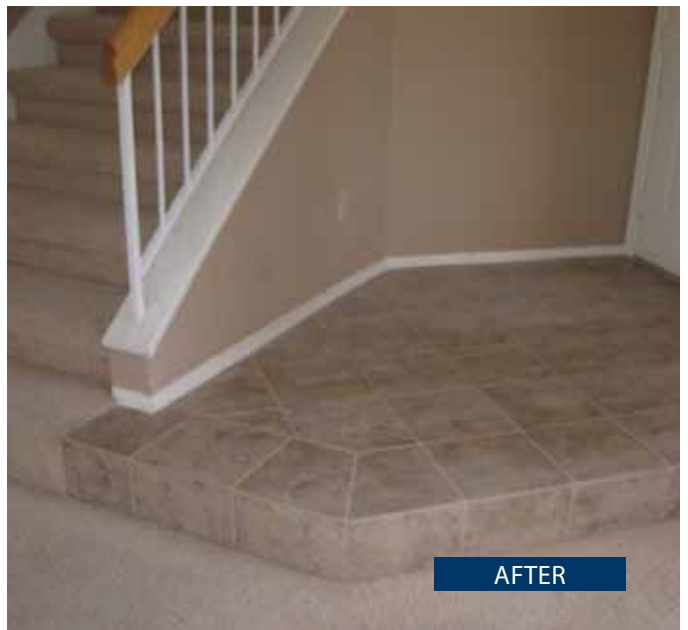
**Purchase Price:** \$157,556

**Rehab Cost:** \$18,078

**Completion:** July 2010

### Description:

Built in 1990, this house was purchased by a retired school teacher. She would not have been able to own a home without Neighborhood Stabilization Program assistance.



## NSP ACQUISITION AND RESALE

**Address:** Double Spring

**Developer:** N/A

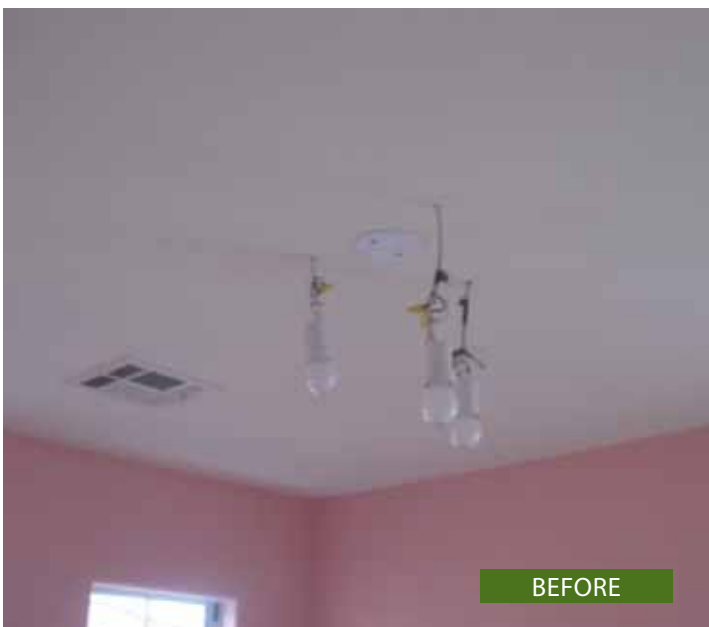
**Purchase Price:** \$114,484

**Rehab Cost:** \$25,487

**Completion:** August 2011

### Description:

The new owner of this 1,983-square-foot house built in 2006 is a casino porter. Working toward home ownership for six years, he was able to realize his dream with the help of the Neighborhood Stabilization Program.





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# **NEIGHBORHOOD STABILIZATION PROGRAM**

**-LONG-TERM RENTALS-**



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## NSP ACQUISITION AND RESALE

**Address:** Distinction Court

**Developer:** N/A

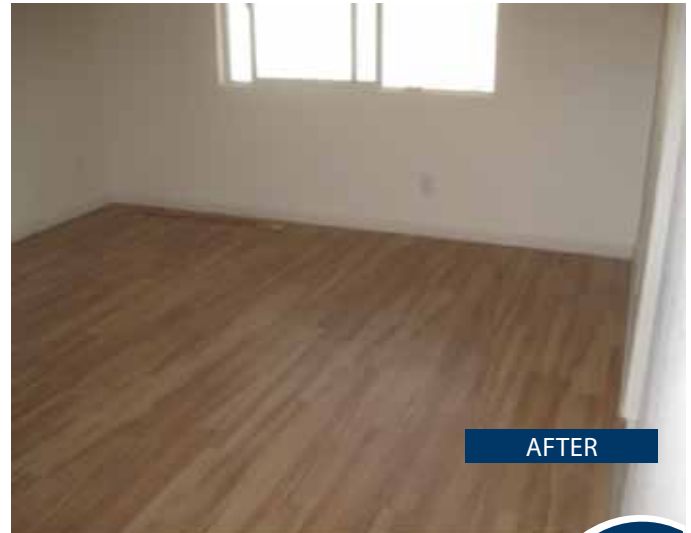
**Purchase Price:** \$90,821

**Rehab Cost:** \$44,446

**Completion:** March 2011

### Description:

Having lost their home to foreclosure, the family residing in this house applied to the Neighborhood Stabilization Program for a rental home. They qualified, based on their income, for a 1,232-square foot, three-bedroom, two-bath home built in 1994 on Distinction Court. They are catching up on previous debts and hope to participate in the NSP home ownership program within three years.



## NSP LONG TERM RENTAL PROGRAM

**Address:** Maybrook Drive

**Developer:** N/A

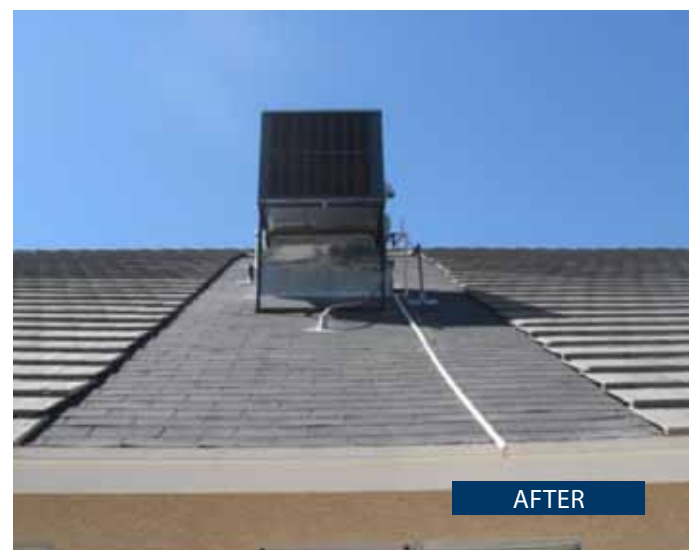
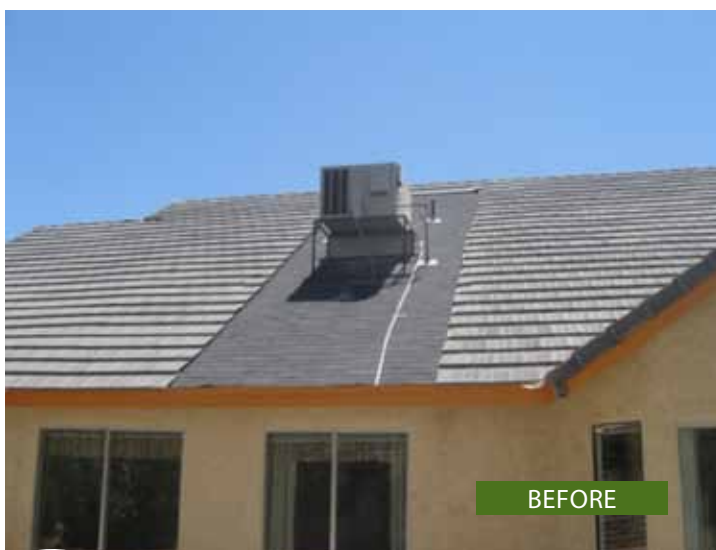
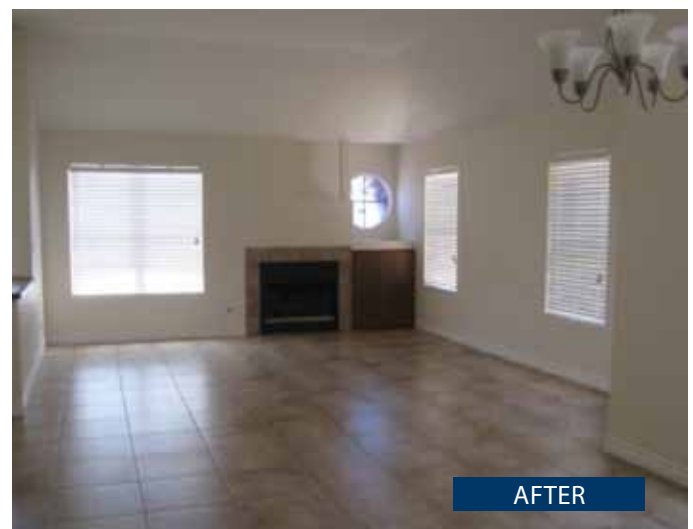
**Purchase Price:** \$136,920

**Rehab Cost:** \$59,997

**Completion:** July 2011

### Description:

An adult brother and sister, taking care of their disabled mother, lost their home to foreclosure. They were forced to live in a weekly motel for one year before they heard about and applied to the Neighborhood Stabilization Program Long Term Rental Program. A 1986, one-story home, providing 1,722-square-feet of living space including three bedrooms and two bathrooms, is perfect for their needs.



## NSP LONG TERM RENTAL PROGRAM

**Address:** West Delhi Avenue

**Developer:** N/A

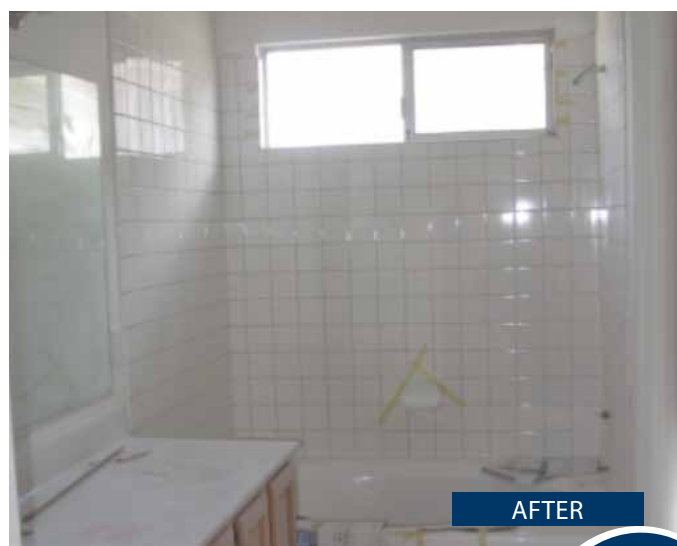
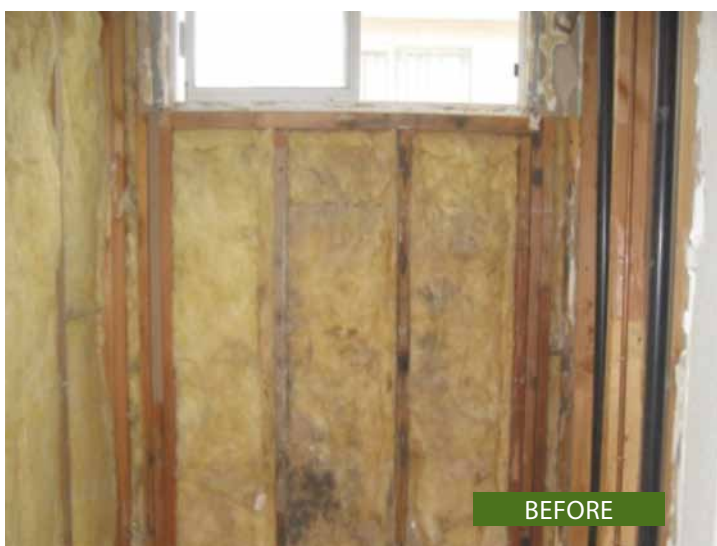
**Purchase Price:** \$112,716

**Rehab Cost:** \$66,295

**Completion:** March 2011

### Description:

A military veteran and his wife are renting this 1,684-square-foot house after losing their home to foreclosure. Built in 1994, this home offers three bedrooms and two-and-one-half baths. The military couple have two teenage sons. The family would have been living in a weekly motel without the assistance of the Neighborhood Stabilization Program.





## NSP LONG TERM RENTAL PROGRAM

**Address:** West Delhi Avenue

**Developer:** N/A

**Purchase Price:** \$191,127

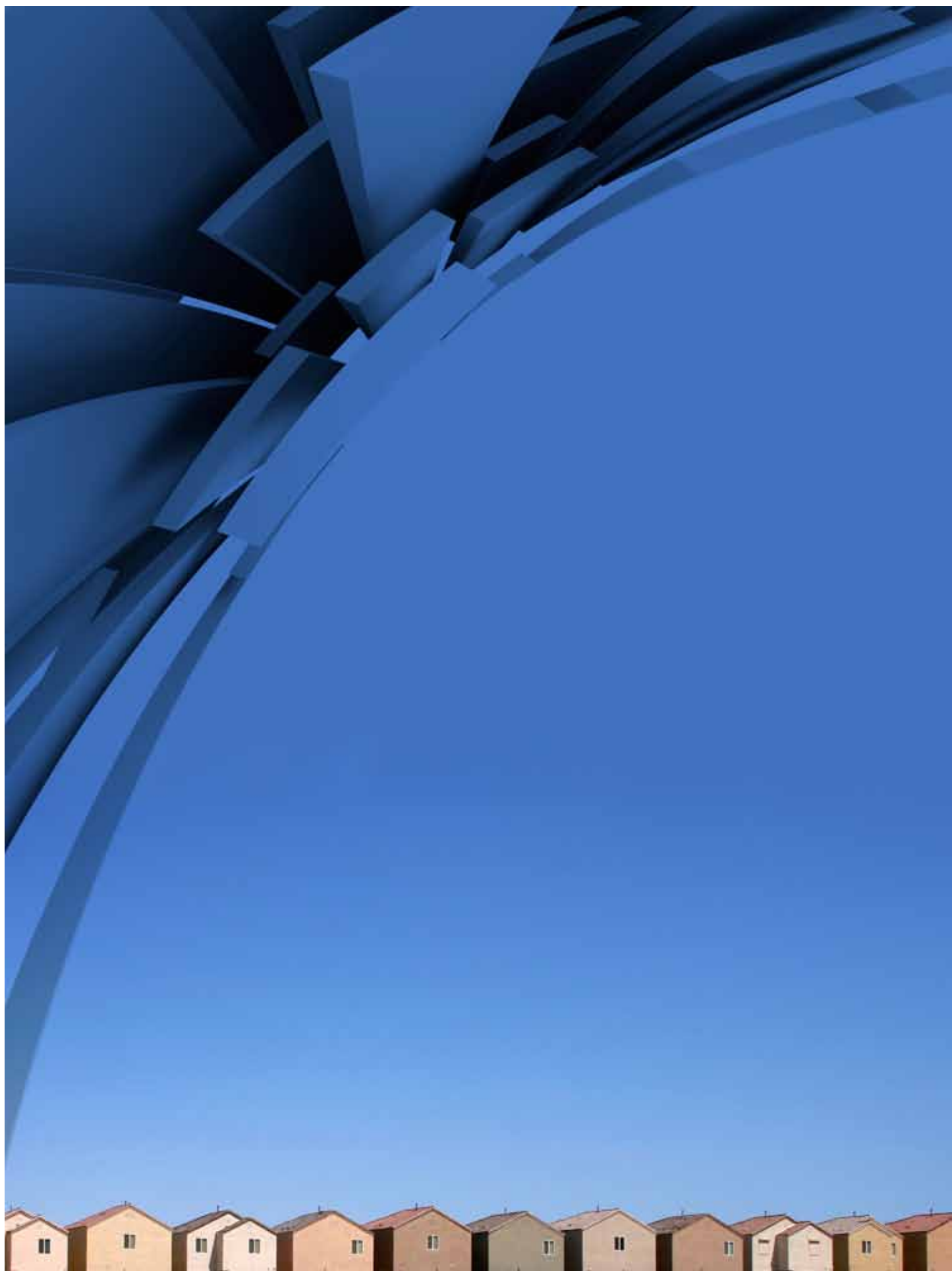
**Rehab Cost:** \$48,466

**Completion:** December 2010

### Description:

A single mother struggling to make ends meet is currently renting this 1,684-square-foot home built in 1994. Her eldest daughter was diagnosed with a kidney disorder and is homeschooled. They report feeling very blessed to live in this safe and friendly neighborhood.







**Economic and Urban Development Department  
Neighborhood Development Division**

City of Las Vegas

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